

# Chimney

Definition: A vertical channel or pipe designed to convey combustion gases—such as smoke—from a fire or furnace to the outside

Name N/A  
Variants:

Most Common Materials: brick, concrete, veneer, block, stucco, wood, vinyl, clay, metal

Most Common Components: cap, flashing, flue, liner, crown, damper, pipe

Reference Images: [insert pictures or diagrams here.]

## Location & Inspection of Chimney

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	flashlight
	Required:	None

Common Locations:	Unit/Inside:	Living rooms or wherever a fireplace, gas, or combustible furnace is located.
	Outside:	Roofs

How to Locate:	Visual Observation:	Look above fireplaces and on roofs in areas that correspond to fireplaces within the building.
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Possible Deficiencies:	Deficiency 1:	Chimney is missing
	Deficiency 2:	Damper will not open or stay open
	Deficiency 3:	Liner, flue, pipe, or cap is clogged
	Deficiency 4:	Liner, pipe, or chimney structure (any size) in it
	Deficiency 5:	Chimney has displaced or missing materials
	Deficiency 6:	Chimney is displaced, detached, or leaning away from building
	Deficiency 7:	Chimney surface is damaged

## Deficiency 1: Chimney is Missing

Rationale code(s):	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Reduces interior air quality; affects residents with breathing issues; increases probability resident exposure to smoke, sparks, and outside elements such as pests, allergens, and weather.
	Operability:	Prevents proper use of fireplace/furnace.
Health and Safety	<b>Severe:</b>	<b>This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.</b>
How to Inspect:	Visual Observation:	Look on the outside of the building in a location that corresponds directly to an inside fireplace, wood-burning stove, or gas stove.
Record deficiency if:	Chimney is not present.	

## Deficiency 2:      Damper will not open or stay open

Rationale code(s):	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Reduces interior air quality; affects residents with breathing issues; increases probability resident exposure to smoke.
	Operability:	Prevents proper use of fireplace/furnace.
Health and Safety	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Request for Help:	Ask the POA representative to open the damper of the chimney.
	Visual Observation:	Look to see if the damper opens and stays open.
Record deficiency if:	The damper does not open, will not stay open, or if the POA representative refuses to open the damper.	

**Deficiency 3:**      Liner, flue, pipe, or cap is clogged.

Rationale code(s):	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Reduces interior air quality; affects residents with breathing issues; increases probability resident exposure to smoke.
	Operability:	Prevents proper use of fireplace/furnace.

Health and Safety	<b>Severe:</b>	<b>This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.</b>
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How to Inspect:	Request for Info:	Ask the POA representative for copies of most recent chimney inspection or professional (or self-certification) cleaning.
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Record deficiency if:	N/A
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**Deficiency 4: Liner, pipe, or chimney structure has a hole (any size) in it**

Rationale code(s):	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Reduces interior air quality; affects residents with breathing issues; increases probability resident exposure to smoke.
	Operability:	Prevents proper use of fireplace/ gas furnace.

Health and Safety	<b>Severe:</b>	<b>This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.</b>
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How to Inspect:	Visual Observation:	Look for a hole of any size on the liner, pipe, or chimney structure that penetrates to the inside of the chimney.
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Record deficiency if:	A hole of any size is observed on the liner, pipe, or chimney structure and it penetrates to the inside of the chimney. Maximum of one deficiency per chimney.	
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## Deficiency 5: Chimney has displaced or missing materials

Rationale code(s):	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Structural:	Indicates possibility of more extensive structural problems.
	Capital Cost:	Creates increased capital costs if enough masonry across multiple chimneys is present.
	Health and Safety:	Increases probability of falling masonry that could injure residents.
	Public Perception:	Indicates poor quality of property.
Health and Safety	<b>Severe:</b>	<b>This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.</b>
How to Inspect:	Visual Observation:	Look at the areas of the chimney that are 10 feet above ground level and the materials that the chimney is made of—especially if made of brick, block, stone, or clay—as well the areas close by, such as the floor or roof.
Record deficiency if:	Any of the materials on the chimney 10 feet from ground level are displaced, missing, loose, or have fallen close by. Maximum of one deficiency per chimney.	

## Deficiency 6: Chimney is displaced, detached, or leaning away from building

Rationale code(s):	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Structural:	Indicates possibility of more extensive structural problems.
	Capital Cost:	Creates increased capital costs if chimney needs replacing.
	Health and Safety:	Increases probability of falling, which could injure residents.
	Public Perception:	Indicates poor quality of property.
Health and Safety	<b>Severe:</b>	<b>This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.</b>
How to Inspect:	Visual Observation:	Look at the chimney and determine if it is leaning (is not perfectly vertical) or is becoming (or has become) physically separated from the building.
Record deficiency if:	The chimney is leaning or is becoming (or has become) physically separated from the building.	

## Deficiency 7: Chimney surface is damaged

Rationale code(s):	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Creates possibility for exposed lead-based paint if structure was built pre-1978.
	Public Perception:	Indicates poor quality of property.
Health and Safety	Standard:	This is a standard health and safety issue requiring a repair, correction, or act of abatement must occur within [insert timeframe here].
How to Inspect:	Visual Observation:	Look at the surface materials of chimney to see if there is damage, which includes, but is not limited to missing/cracked/spalling mortar, other cracks, non-penetrating holes, missing siding, and peeling paint.
Record deficiency if:	Observed damage covers a combined total area of approximately 4 sq. ft. Maximum of one deficiency per chimney.	